

15-027_30 High Street



Heritage Statement

Renovation and extension of
30 High Street
Emsworth
Hampshire
PO10 7AR

March 2015



Contents

1.0	Introduction
2.0	Description of the Site and Surrounding Area
2.1	Surrounding Area
2.2	The Building
3.0	Site Survey
4.0	The Works
5.0	Conclusion



1.0 Introduction

Helyer Davies Architects Ltd have been appointed by Emsworth Dental Surgery to apply for a change of use from A2 to D1 and to extend and refurbish the existing Listed Building of No 30 High Street to serve as their new practice.

The site itself comprises a three storey building which forms part of a terrace fronting directly onto St Peter's Square. The ground floor, until recently, accommodated a bank [A2] and with unoccupied residential flats at first and second floor level.

2.0 Description of the Site and Surrounding Area

2.1 Surrounding Area

The site is situated within the town of Emsworth in Hampshire. Emsworth is a small coastal town situated in the south eastern corner of Havant Borough and retains a vibrant District Centre which is well served by both road and rail public transport. The A259 runs through the town and provides access to both the A3 and A27 further to the north.

The historic core of Emsworth town lies to the south of the A259. It has direct water frontage, forms the Conservation Area and attracts many visitors to the town.

The site lies within the District Centre of Emsworth, the Emsworth Conservation Area and the Chichester Harbour Area of Outstanding Natural Beauty.

The surrounding properties to the site are buildings of traditional style and typical of the local vernacular. They have various mixed uses from shops and restaurants to professional services. Materials are of a various palette ranging from brown/red bricks and cream/white render for walls. The roofs are generally brown handmade tiles with bonnet hips or some with grey slate. Natural foliage and low brick walls are used to create fairly open boundary frontages.



Images of 30 High Street in context

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2.2 The Building

The building is probably a former dwelling house that fronts onto St Peter's Square in Emsworth. It is one of the higher and more dominant buildings fronting onto the Square.

Listed Building – List Entry

Name: Lloyds Bank

List Entry Number: 1091592

Grade: II

Date First Listed: 6th February 1984

UID: 135389

Listing: SU7503105693

Bank is early C19. Stucco. Symmetrical front [west] of 3 storeys, 3 windows. Mid C20 eaves cornice, quoins, 2nd floor bands with keys, thin architraves. Sashes in reveals. Classical min C20 ground floor with continuous cornice, frieze, pilasters, enclosing sash windows and entrances, plinth.

The building is situated central to the District Centre of Emsworth with primary access from two entrances. Further rear access is obtained by a small lane called St Peter's Court. This lane delivers access to the rear garage towards the north of the main building.

The site is irregular in shape with a total plot of land of 0.0316 hectares.



Images of the rear of the building

3.0 Site Survey

A measured survey has been undertaken by Encompass Surveyors to accurately establish existing floor levels, proximity to adjoining buildings and their ridge and eaves heights. The OS extracts are to show site location plan and block plan only.

4.0 The Works

External Proposals: All period features on the building's exterior will be retained and repaired to maintain the existing character. The existing windows to the front elevation will be retained, including historic ironmongery to the front of the dwelling. The private rear elevation courtyard will restore current windows and install a new softwood white painted timber sash frame to the extension.

The front/primary public south elevation will be repaired with white stucco to match existing. All windows to elevations will be repaired where required and repainted white. A light grey paint will be used for quoin details and Georgian window surrounds. External entrance doors to remain. All cornice, frieze, pilasters and plinth to be repaired and decorated if required.

Roof tiles to be inspected with replacements to match existing. Bricks to be inspected with replacements to match existing and repointing where required. Metal security bars from the building's use as a bank can be removed and the windows restored. All chimneys will need examining for damp or structural instability. They will be repaired as per the existing style.

The extension will be built with bricks to match the rear elevation and single ply flat roof with dark grey finish. This roof finish will be used across all of the existing rear flat roofs as the current felt is dilapidated and leaks.

All rainwater gutters and down pipes are to be inspected. The front elevation pipes are iron painted white with the iron work painted black to the rear of the building. We aim to simplify the current rear pipe works to the rear elevation.

The external steel fire escape will be removed which will improve the rear façade as a listed building. This is now possible due to improving the internal stair.

A sash window to the south east rear/side elevation is to be removed to allow for the internal layout to install a shower unit. Opening to be matching brick as main building and head arch to remain.

Internal Proposals:

Ground Floor:

The ground floor has had its historic merit removed through previous alterations and use as a bank. A full refit is required to convert into a dentist practice and segregate the entrance area for the residential for the above floors. Main structure will remain or be re-built and fire rated to modern standards.

The floor will be non-slip vinyl floor covering throughout this level for sanitary/hygiene reasons.

Suspended ceiling to be raised near front window heads to allow for full daylight. Front elevation public windows to remove vision screens to allow semi-permeability to reception and waiting area to High Street, therefore re-connecting the 'window shop' frontage with the public domain of the Market Square.

There appears to be no lime render at this level and the floor construction is a concrete slab. We therefore will install modern methods/materials for the internal re-fit. The design for the dentist fit out will continue at building regulations stage of works.

The air conditioning/heating system will run through a ceiling void.

The windows to the front elevations will be fully restored by contractors with historic building experience.

Extension will be separate to boundary wall and remain of low height. The ground floor flat roofs are of an outdated felt system that will be modernised with single ply flat roof system to match the extension roof.

First Floor:

Had been used by the bank for staff areas and file storage. This has caused for separation stud walls to be erected and male/female toilet facilities installed. Toilet areas to be removed with pipe work simplified.

Internal feature wall at first floor level will be retained and repaired if necessary. Some internal walls need to be demolished to open up rooms to work for modern living. These walls are not believed to be of strong historic importance and are non-load bearing. This is to ensure that the integrity of the building's character is not lost.

All profiles of new timber, window fenestration and door frames, architraves and skirting boards will be made to match the existing, as closely as possible (not modern style). Any

historic timbers, masonry or floor boards within the existing property will be carefully removed and set aside for re-use elsewhere in the property.

The door from the bathroom to the current external steel stair is to be locked shut and covered over internally. This preserves the door on the external façade and allows for the bathroom to work internally.

Existing doors with details of historic merit to be refurbished and re-hung for certain rooms. Entrance door to flat from landing will need to be a new fire rated door but mouldings could match style of property.

Second Floor:

Three fire places to be retained and restored as features.

All profiles of new timber, window fenestration and door frames, architraves and skirting boards will be made to match the existing, as closely as possible (not modern style). Any historic timbers, masonry or floor boards within the existing property will be carefully removed and set aside for re-use elsewhere in the property.

Existing doors with details of historic merit to be refurbished and re-hung for certain rooms. Entrance door to flat from landing will need to be a new fire rated door but mouldings could match style of property.

Stair:

The stair from first floor to second floor that services the flats will be restored due to high quality balustrade and detailing. The ground floor stair has not the historic merit of the upper stair and will be removed. A new stair will be installed from ground to first floor replicating timber and details of the existing stair. The existing stair at ground to first floor is regrettable but will allow for the first and second floors to be re-used and therefore refurbished.

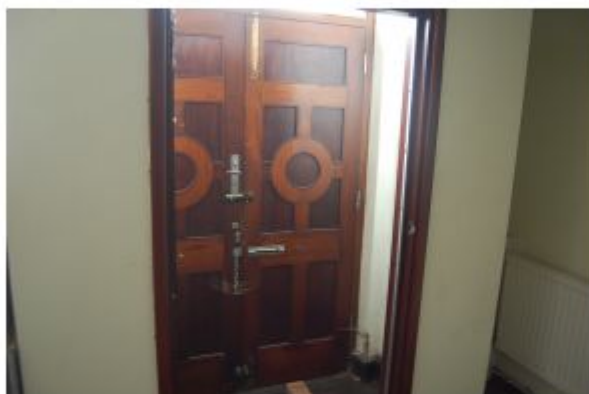
A stair core will be formed to allow this area to work as a fire egress as well as segregating access between the flats. Further wall structure will be required to the walls surrounding the stair to allow for this at all levels. The alteration of these internal walls is regrettable but will allow for the stair to form a fire escape for the residence and this format will also allow for the steel external escape stair to be removed and stops the requirement of any further rear external fire escape stairs from second floor. We consulted with Havant Building Control on this matter.



Balustrade to stair of good design. Second Floor.



Stairs at ground level are not of strong historic merit.



Strong character to front doors.



Strong feature fire place. Second Floor.



Strong feature fire place and cupboard design. Second Floor.



Fire place that will be located in Kitchen. Second Floor.



Vault to be removed. Not a part of historic character.



Fire escape removed. Not a part of historic character.

5.0 Conclusion

Consequently the key aims of the proposed redevelopment are:

- To refurbish and improve the current Grade II early C19 listed structure.
- To retain the character of the existing building and to match the existing window and door profiles for new openings as closely as possible.
- To complement the existing buildings functionality with the new build extension.
- To re-work the stair core to form a suitable fire escape and therefore remove the external steel fire escape at the rear of the building.
- To respect the internal period features including fireplaces and stud-framed walls. Primarily protect character of the second floor as this has the strongest original features.
- To use a high quality and durable palette of materials that will be consistent with the character of the surrounding properties and the listed development property.
- To include specialist contractors for the selection and application of materials, finishes, colours and tones of the listed property.
- To upgrade the quality of the living environment with new electrical and heating/plumbing services with a subtle finish.

The planning application is for alterations and refurbishment to the existing building and structure. All of which we believe will benefit the use of the property for the current and any future owners.

We ask that Havant Borough Council look upon this application favourably due to the proposal of works that improve the existing property in terms of development of a dilapidated Listed Building in the centre of Emsworth Market Square into a public service at ground level with the upper floors in use as residential.